

ATTEST;

RAYMOND C. CARLSON, Deputy Auditor
Clerk of the County Board

THE COMPREHENSIVE PLAN FOR ST. LOUIS COUNTY

TOWN OF MORSE

Recommended by the Morse Land Use Committee, November 2, 1978

Recommended by the Morse Board of Supervisors, November 14, 1978
Recommended by the St. Louis County Planning Commission, December 14, 1978
Adopted by the St. Louis County Board of Commissioners, January 22, 1979

Effective Date: February 1, 1979

INTRODUCTION

This plan is the result of the efforts of the citizens of Morse through its Land Use Committee, which was assisted by the Office of Planning and Zoning for St. Louis County. The purpose of the plan is to guide and accommodate growth and expansion while trying to maintain a quality environment. This comprehensive plan will provide a framework for the orderly development of a balanced mixture of land uses at reasonable public and private costs. This document contains a goals and policies statement and a listing of development concepts. Background information on which this document is based is available in the Office of Planning and Zoning.

GOALS AND POLICIES

Citizen Involvement

Goals

- A. Public participation in all stages of plan development and review will be encouraged.
- B. Regular and open communication between citizen and government officials will be encouraged.

Policies

- A. The Town Land Use Committee will be available to the citizens of Morse to voice concerns on land use issues or implementation problems.
- B. Minutes of Town Board and Land Use Committees meetings will be available for public review.

- C. This plan will be reviewed on a periodic basis, but at least once every five years.

Natural Resources

Goals

- A. Land should be developed in a manner which provides the proper balance between environmental and economic considerations.
- B. The Town will encourage maintenance of an air quality which has no significant adverse effect on health, welfare, and quality of life.
- C. The quality of water should be maintained to ensure its continued use for recreation, domestic water supply, and aquatic habitat.

Policies

- A. The Town will make every effort to cooperate with the public, industry, and governmental agencies at all levels.
- B. Forest land should be managed as a renewable natural resource, a recreational resource, and as an industry contributing to the welfare of St. Louis County.

Land Development

Goals

- A. Similar land uses should be grouped and consolidated in order to facilitate ease of providing services, to help maintain land values, and to make individual land use development more convenient and economical.
- B. Mixed land uses should be discouraged as they generally lower land values, create unsightly areas, and result in blight.
- C. Incompatible land uses, where they exist, should be related properly so that conflicts are minimized through the use of physical barriers, distances, screens, and proper physical orientation of lots and buildings.

Policies

- A. The Land Use Committee of the Town of Morse also will work with the citizens, the developers, and businesses of the township to attain the goals.

Natural Buffer Areas

Goals

- A. Natural buffer areas should be encouraged between certain land uses.
- B. Wise management of certain natural resources (e.g., stands of trees, geologic features, shorelands, hillsides, and ridges) that are unique or desirable natural elements shall be encouraged.

Policies

- A. Preserve the integrity of all natural drainage courses within the township.
- B. Preserve the significant wetland areas vital to the preservation of wildlife and hydrologic basins.
- C. Utilize wetlands as natural buffer areas and between areas of high intensity use.
- D. Encourage the utilization of natural features in the design of residential, commercial and industrial development in order to maintain the town's character.
- E. Discourage development in areas subject to flooding or where development would contribute to flooding, erosion, or sedimentation, as well as create a potential for adverse effect on area wide water quality.
- F. Planting of trees and other landscaping along public ways will be encouraged.
- G. Land specifically approved as natural buffer areas shall be so designated.

Residential Development

Goals

- A. Provide a healthy, safe, and attractive residential environment for both permanent and seasonal residents.

- B. Direct development where it will be most feasible to provide public services.
- C. Protect residential property values and livability through the harmonious relationship of land uses, highways, and natural features.

Policies

- A. Residential densities should be determined by topography of the land; existence, proximity, or potential availability of utilities; and soil analysis based on an area rather than a site-specific approach.
- B. Land which is platted in Morse Township will be encouraged to develop in a manner which minimizes the cost of providing public services.
- C. Churches, schools, and similar facilities should be compatible with the residential areas they serve.
- D. Prevent overdevelopment of steep slope areas to avoid problems of drainage, slippage, sewage disposal, storm drainage, and access.

Industrial Development

Goals

- A. Provide adequate land well suited for industrial needs.
- B. Encourage the appearance of industrial sites to be in harmony with surrounding uses.

Policies

- A. Industrial areas will be identified as certain larger level sites to allow for the fewest development problems.
- B. Utility services should be available or their provision feasible.
- C. The land must be adequately served by transportation facilities.
- D. Land use types other than industrial or industrially related uses shall not be allowed in industrial areas.

- E. Adequate police and fire protection must be a major consideration in the location of industrial development.

Commercial Development

Goal

- A. Provide accessible, attractive, and conveniently located commercial areas which will promote the efficient delivery of goods and services while assuring the integrity of surrounding land uses.

Policies

- A. In the development of commercial facilities, buffer areas shall be provided when the facility abuts residential land or other land uses that would be adversely affected by commercial development.
- B. All commercial areas shall have direct access to a street, road, or highway that is capable of handling related traffic pressures.
- C. Existing commercial development will be allowed to expand or redevelop if their proposed actions occur within the concept delineated by the plan.
- D. Highway commercial strip development shall be discouraged, but grouping of highway commercial development shall be encouraged.
- E. Commercial highway services such as gas stations, motels, and restaurants shall be cluster-developed into individual convenient commercial areas located near highway interchanges or other appropriate access points.

Community Facilities

Goal

- A. To provide adequate governmental services to satisfy the needs of the town and in anticipation of future demands.

Policies

- A. Develop and utilize Town Board policies consistent with planned goals and objectives.

- B. Sites of local cultural and historic importance should be identified and preserved.

Transportation

Goal

- A. To adopt a transportation plan for the township that provides for safe and efficient movement of people and goods, that is coordinated with existing and proposed development patterns and which advances other community, county, and regional goals.

Policies

- A. Designate and reserve rights-of-way needed in the future via community land use controls.
- B. Provide needed improvements to existing roadways to facilitate the safe and efficient movement of people and goods.
- C. Encourage all possible safeguards to minimize accidents and undesired environmental effects.

PLAN CONCEPTS

The plan concepts articulate the specific course of action to be followed by the County to accomplish the goals and policies stated previously. These concepts are intended to resolve the land use issues of the present while preventing conflicts in the foreseeable future. They, together with the goals and policies, are the official land use policy by which the County intends to better control the future of land development and protection in the Town of Morse.

These plan concepts are not expected to remain unchanged forever. As circumstances, technology, and area growth patterns change over time, so do the desires of area residents. When revision is deemed necessary by future residents, these plan concepts and the planning process which produced them will serve as the model for evaluation and revision.

- Concept 1 High density residential development shall be encouraged in an area abutting the south side of the City of Ely east of CSAH 21.

- Concept 2 Moderate density residential development will be encouraged to locate in an area bordering the City of Ely and radiating from this ring along Trunk Highway 169 (east and west of the City), CSAH 21, and Trunk Highway 1.

- Concept 3 Low density rural residential development will be encouraged in proximity to Trunk Highway 1, Trunk Highway 169, and a part of CSAH 88 (McMahan Boulevard) several miles from the City of Ely.

- Concept 4 Rural residential development will be encouraged in several areas that have good road access but which demand lower densities: an area surrounding the Ely Municipal Airport, a corridor along CSAH 21, a corridor along CSAH 116 (Echo Trail), and several areas near the south shore of Burntside Lake.

In its goals and policies statement, the Town of Morse expresses concern for efficient and varied residential development modes that would exist in harmony with other uses and the natural environment. These desires led to the development of four concepts that encouraged different densities of development while possibly allowing--after review--the establishment of certain non-residential uses intended to service one of a number of groups, for example, the motoring public or local neighbors. The application of these concepts has been based on certain natural features--topography, soil types and limitations for development--an on man-made conditions, such as roads and existing uses of the land.

For implementation purposes, the minimum density of these four concepts is generally defined as follows: high density--1/2 acre per unit, 1/4 acre per unit if public water and sewer services are available and utilized; moderate density--one acre per unit; ;low density--2 1/2 acres per unit; and rural residential--4 1/2 acres per unit. These four concepts are intended to phase the intensity of residential development along the major traffic corridors, with the less intense development patterns encouraged on parcels further from the City of Ely.

- Concept 5 Rural commercial development will be allowable in the residential, forestry, and waterfront concept areas upon review and mitigation of any adverse impact on adjoining and nearby properties.

This concept recognized the need for a variety of commercial activities that fit well with surrounding dominant uses. The range of operations includes home occupation, neighborhood, highway, and waterfront commercial operations, and home business. For the purposes of this plan and subsequent implementation tools, a home business is a commercial retail and/or service operation located on the proprietor's residential property which may employ non-family workers and which serves a market

which extends beyond the rural community. A home occupation is similar to the home business except that it is housed in the residence or accessory buildings and does not employ non-family workers. Neighborhood commercial uses provide neighborhood level convenience services to somewhat densely settled communities; highway commercial uses provide essential services to the highway travelling public; waterfront commercial uses service recreational water activities or depend upon waterfront locations.

Caution must be exercised in allowing rural commercial operations to be established so that the rights of other rural residents are not infringed upon. Community oriented stores, which will be few in number and indeed may already be at the optimal point of development, should be encouraged to locate at well-traveled intersections with sufficient buffering from adjacent uses.

Home businesses, which may occur on any one parcel of land, require particular care in regulation. These operations should be allowed where large lots will aid in buffering the operations from adjoining residential property. Too, regulations concerning noise, odor, electrical interference, aesthetics, signs, parking, access and building size may be employed to insure sound development and protection of property values. Home occupations are to be allowed as long as they do not create nuisance levels of noise, light, traffic, electrical interference and the like. If a home occupation becomes a nuisance or evolves into a full-fledged commercial or industrial operation, it must either meet the requirements of a home business or locate elsewhere according to the appropriate plan concept.

Concept 6 All lakes and streams designations shall be consistent with the classification determined by the Minnesota Department of Natural Resources.

The Town of Morse has many lakes and streams that can serve to fulfill the residential and recreational desires of the permanent and seasonal resident and the tourist or occasional visitor. Due in part to the development pressure, these waterfront areas need to be evaluated and development proposals reviewed and regulated for the benefit of both the current and future user. The Minnesota Legislature adopted the Shoreland Management Act in an effort to maintain the integrity of the waterfront areas in the State. As a result of that Act, all lakes and streams in the State were classified by the Department of Natural Resources using a number of criteria. All waterfront areas in the Town will be consistent with this designation, realizing that a particular situation is subject to reevaluation at either the State or County levels.

Concept 7 Several multiple use forestry areas are designated in the northern and southern quarters of the Township.

Concept 8 A large area in the south west quadrant of the Town shall be designated a mixed forestry/agriculture area.

Certain portions of the Township are well suited for forestry and related activities. These areas can be

typified as inaccessible areas having major state and federal ownership blocks and being situated primarily within the boundaries of the Superior National Forest. These areas are generally identified as part of the southwest quadrant and a portion of the southeast quadrant of the Town and portions of the northern one half of the Township, both areas exclusive of all waterfront areas; these areas are graphically portrayed on the accompanying map. In these areas, individual or organized recreational activities will be allowed, while residential uses--although they might be allowed under certain conditions--will be discouraged.

An area south of Trunk Highway 169, west of CSAH 21 and north of one of the Concept 7 areas in the southwest quarter of the Township has been designated for a mixed forestry and agriculture use area. As with the Concept 7 area, access is poor and much of the area is in governmental ownership. However, it is desirable to encourage certain types of activities while at the same time provide for a graduated density from property having road frontage to interior parcels. In the future as development occurs in the surrounding residential concept areas, this concept may be considered for amendment to a more dense one.

Although road access is currently poor to these two forestry concepts, rural commercial activities may be allowable, after review. Categories of commercial activities include highway commercial, home occupation, and home business. (Please refer to Concept 5 discussion for broad definitions of these categories.)

Concept 9 Two areas for light industrial development which incorporate buffers shall be designated. The first will abut the western edge of the City of Ely along Trunk Highway 169; the second abuts the south side of the City of Ely immediately east of Trunk Highway 1.

Areas should be made available for clustering of industrial activity which have good road access, potential for water and sewer utility expansion, availability to a concentrated labor market and police and fire protection. Efforts should be made to ensure that the occupants of these industrial areas are compatible with each other and with different surrounding uses. In an effort to assure a minimum of objection to and from non-industrial neighbors, this concept will include a buffer area 300 ft. in width surrounding the potential industrial sites.

ARTICLE VI

EFFECTUATION

- Section 1 - This Ordinance shall take effect and be in full force on the first day of February, 1979, upon its adoption by the St. Louis County, Minnesota, Board of Commissioners, and its publication in the official newspaper of St. Louis County as provided by Minnesota Statutes.
- Section 2 - Public hearings held by the St. Louis County Planning Commission on December 14, 1978.
- Section 3 - Recommended by the Planning Commission to the County Board for adoption on December 14, 1978.
- Section 4 - Commissioner Hall moved the adoption of this Ordinance and Commissioner Kron duly seconded the motion and it was adopted on the following vote:

Yeas: Commissioners Dicklich, Dodge, Doty, Hall, Hoff, Kron, Shannon

Nays: None

Absent: None

Abstain: None

This ordinance was declared adopted by the St. Louis County Board of Commissioners on the 22nd day of January, 1979.

EDWIN H HOFF
Chairman, County Board

Certified as a complete and accurate copy of
Ordinance No. 27, Article II, Section 4.

RUSSELL PETERSEN
RUSSELL PETERSEN, County Auditor

ATTEST:

RAYMOND C CARLSON
Raymond C Carlson, Deputy Auditor
Clerk of the County Board

Published in the Duluth News-Tribune on the 29th day of January, 1979.

RESOLUTION APPROVING CHANGE IN ZONING ORDINANCE MAP
FOR THE TOWN OF MORSE

RESOLVED, Pursuant to recommendations from the St. Louis County Planning Commission at its meeting on December 13, 1979, the Board of Commissioners hereby denies the application to amend the Zoning Ordinance Map from R-2, Residential, to M-1, Light Industrial, on property described as that part of the NE 1/4 of the SW 1/4, Section 24, Township 63, Range 12 (Town of Morse), lying north of the south right-of-way line of the DM&IR Railway branch, and

BE IT FURTHER RESOLVED, that the Board amends the Zoning Ordinance Map for the above described property from R-2, Residential, to R-1, Residential, and

BE IT FURTHER RESOLVED, that the Comprehensive Plan for St. Louis County as it pertains to the Town of Morse shall be amended to accomplish the following:

1. Transfer of property described as that part of the NE 1/4 of the SW 1/4, Section 24, Township 63, Range 12 (Town of Morse), lying north of the south right-of-way line of the DM&IR Railway branch from a Concept 2, moderate density residential, to a Concept 3, low density residential, designation.
2. Amend the Concept Map to reflect this change.

TOWN OF MORSE

PLAN CONCEPTS MAP

AMENDED DECEMBER 26, 1979

SEE ORIGINAL ORDINANCE FOR MAP

EFFECTUATION

Section 1 This amendment to Ordinance No. 27, Article II, Section 4, shall take effect and be in full force on December 31, 1979, after its adoption by the St. Louis County, Minnesota, Board of Commissioners.

Section 2 Public hearings were held by the St. Louis County Planning Commission on December 13, 1979.

Section 3 Commissioner Hall moved the adoption of this amendment and Commissioner Kron duly seconded the motion and it was adopted on the following vote:

Yeas: Commissioners Dicklich, Dodge, Doty, Hall, Hoff, Kron, and Shannon

Nays: None

Absent: None

Abstain: None

This amendment was declared adopted by the St. Louis County Board of Commissioners on the 26th day of December, 1979.

EDWIN H HOFF
Edwin H Hoff, Chairman

Certified as a complete and accurate copy of
Amendment to Ordinance No. 27, Article 2, Section 4.

RUSSELL PETERSEN,
RUSSELL PETERSEN, County Auditor

ATTEST:

RAYMOND C. CARLSON, Deputy Auditor
Clerk of the County Board

Published in the Duluth News-Tribune on the 31st day of December, 1979.

The Comprehensive Plan for St. Louis County (Ordinance No. 27) as it pertains to the Town of Morse (Article II, Section 4) shall be amended to accomplish the following:

Under the Goals and Policies statement

1. Amend Land Development--Policies to include:
 - B. Encourage the issuance of variances for structures on nonconforming lots in cases where a natural disaster requires rebuilding and the site has potable water and an approved septic system.
2. Amend Commercial Development--Goal to include:
 - B. Recognize that resorts and related tourist facilities and wood products industries are an integral and necessary part of the economy of the Town.
3. Amend Commercial Development--Policies to include and read as follows:
 - D. Current land uses shall generally be fostered if the landowner possesses a sufficiently large land parcel to provide buffering to neighboring land.
 - E. Highway commercial strip development shall be discouraged, but grouping of highway commercial development shall be encouraged.
 - F. Commercial highway services such as gas stations, motels, and restaurants shall be cluster-developed into individual convenient commercial areas located near highway interchanges or other appropriate access points.
 - G. Encourage resort and tourist facilities and wood product industries in such a manner that surrounding land shall not be unduly affected.

Concept Map

Amend the Map to reflect these changes:

1. Transfer of property described as the S 1/2 of the SE 1/4 and the NE 1/4 of the SE 1/4 in Section 5, Township 62, Range 12 (Town of Morse) from a Concept 2, moderate density residential, to a Concept 8, mixed forestry/agriculture area, designation.
2. Transfer of property described as that part of the SW 1/4 of the SW 1/4 lying West of County Highway 21 in Section 4, Township 62, Range 12 (Town of Morse) from a Concept 2, moderate density residential, to a Concept 4, rural residential, designation.

TOWN OF MORSE
PLAN CONCEPTS MAP

AMENDED APRIL 12, 1982

SEE ORIGINAL DOCUMENT

EFFECTUATION

- Section 1 This amendment to Ordinance No. 27, Article II, Section 4, shall take effect and be in full force after its adoption by the St. Louis County, Minnesota, Board of Commissioners.
- Section 2 Public hearings were held by the St. Louis County Planning Commission on March 11, 1982.
- Section 3 Commissioner Hall moved the adoption of this amendment and Commissioner Shannon duly seconded the motion and it was adopted on the following vote:
- Yeas: Commissioners Dodge, Kron, Hall, Shannon, Hoff, Anzelec, and
 Chairman Doty - 7
- Nays: None
- Absent: None
- Abstain: None

This amendment was declared adopted by the St. Louis County Board of Commissioners on the 12th day of April, 1982.

GARY DOTY
Gary Doty, Chairman

Certified as a complete and accurate copy of Amendment to
Ordinance No. 27, Article 2, Section 4.

Russell Peterson, County Auditor
ROBERT O DAUGHERTY, DEPUTY

ATTEST:

RAYMOND C CARLSON

Raymond C. Carlson, Deputy Auditor
Clerk of the County Board

AMENDMENT TO TOWN OF MORSE
LAND USE PLAN

The Comprehensive Plan for St. Louis County (Ordinance No. 27) as it pertains to the Town of Morse (Article II, Section 4) shall be amended to transfer the following described property from Plan Concept 2, Moderate Density Residential, to Plan Concept 3, Low Density Residential:

The North Half of the Northeast Quarter (N1/2 of NE1/4),
The Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4),
The East Half of the Southeast Quarter (E1/2 of SE1/4), all in Section Twenty-three (23);
and

The Northwest Quarter (NW1/4),
The West Half of the Southwest Quarter (W1/2 of SW1/4),
The Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4), all in Section Twenty-four (24);

All being in Township Sixty-three (63) North, Range Twelve (12) West of the 4th Principal Meridian.

Adopted: May 14, 1984
Effective: May 21, 1984

TOWN OF MORSE
PLAN CONCEPTS MAP

AMENDED MAY 21, 1984

SEE ORIGINAL DOCUMENT FOR COPY

EFFECTUATION

Section 1 This amendment to Ordinance No. 27, Article II, Section 4, shall take effect and be in full force on May 21, 1984, after its adoption by the St. Louis County, Minnesota, Board of Commissioners.

Section 2 A public hearing was held by the St. Louis County Planning Commission on April 12, 1984.

Section 3 Commissioner Krueger moved the adoption of this amendment and Commissioner Kron duly seconded the motion and it was adopted on the following vote:

Yeas: Doty, Krueger, Kron, Lamppa, Shannon, Cerkvénik, Janezich - (7)

Nays: None

Absent: None

Abstain: None

This amendment was declared adopted by the St. Louis County Board of Commissioners on the 14th day of May, 1984.

GARY CERKVENIK
Gary Cerkvénik, Chairman

Certified as a complete and accurate copy of
Amendment to Ordinance No. 27, Article II, Section
4.

RUSSELL PETERSEN
Russell Petersen, County Auditor

ATTEST:
R C CARLSON
Raymond C. Carlson, Deputy Auditor
Clerk of the County Board

AMENDMENT TO TOWN OF MORSE LAND USE PLAN

The Comprehensive Plan for St. Louis County (Ordinance No. 27) as it pertains to the Town of Morse (Article II, Section 4) shall be amended so that Plan Concept 2, Moderate Density Residential shall read as follows (addition is underlined):

Concept 2 Moderate density residential development will be encouraged to locate in an area bordering the City of Ely and radiating from this ring along Trunk Highway 169 (east and west of the city), CSAH 21, and Trunk Highway 1.
Concept 2 may be implemented by either an R-1 or R-2 zone district.

Adopted: March 22, 1988

Effective: March 22, 1988

EFFECTUATION

Section 1 This amendment to Ordinance No. 27, Article II, Section 4, shall take effect and be in full force on March 22, 1988 after its adoption by the St. Louis County, Minnesota, Board of Commissioners.

Section 2 A public hearing was held by the St. Louis County Planning Commission on February 11, 1988, and unanimously recommended to the Board of Commissioners that the Plan change be made.

Section 3 Commissioner Lamppa moved the adoption of this amendment and Commissioner Krueger duly seconded the motion, and it was adopted on the following vote:

Yeas: Commissioners Doty, Krueger, Kron, Lamppa, Shannon, and
 Chairman Janezich-6

Nays: None

Absent: Commissioner Prebich-1

Abstain: None

This amendment was declared adopted by the St. Louis County Board of Commissioners on the 22nd day of March, 1988.

JERRY JANEZICH
Jerry Janezich, Chairman

Certified as a complete and accurate copy of
Amendment to Ordinance No. 27, Article II, Section
4.

RUSSELL PETERSEN
Russell Petersen, County Auditor

ATTEST:
KAREN ERICKSON
Karen Erickson
Clerk of the County Board